

EXHIBIT 13

Warranty Deed

**WARRANTY DEED**

Cindy L Briley, Register
Sumner County Tennessee
Rec #: 1042097 Instrument #: 1365061
Rec'd: 15.00 Recorded
State: 841.75 5/18/2021 at 11:55 AM
Clerk: 1.00 in Record Book
Other: 2.00
Total: 859.75 5598
Pages 818-820

FORWARDED TO SUMNER COUNTY ASSESSOR
OF PROPERTY ON DATE OF RECORDING

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
GREATER, FOR THIS TRANSFER IS \$227,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF
MAY, 2021.

Notary Public
MY COMMISSION EXPIRES: 11-12-21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cesario Villasana Reyes	New Owners	Parcel ID: 128D A 003.00
(NAME) 302 Harsh Lane	(NAME)	
(ADDRESS) Castalian Springs, TN 37031	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, Charlotte S. Boze, an unmarried woman, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cesario Villasana Reyes and Isabel C. Martinez Martinez, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Sumner County, State of Tennessee, described as follows, to-wit:

Land in Sumner County, Tennessee, being Lot No. 2 on the plan of Elmgrove, as shown by plat of record in Plat Book 9, Page 89, in the Register's Office for Sumner County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charlotte S. Boze, an unmarried woman, by Warranty Deed from Ronald C. Hall, Trustee of the Irrevocable Trust Agreement of Lat Salmons dated May 9, 2008, of record in Record Book 3403, Page 123, in the Register's Office of Sumner County, Tennessee, dated March 11, 2011 and recorded on March 15, 2011.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Warranty Deed

MTJ-2104873SSO

STATE OF TENNESSEE
SUMNER COUNTY

I, Holly A. Hemmrich, Register of Deeds In and for said
State and County do hereby certify that this is a true
and correct copy of a Warranty Deed
Which appears of record in Book 5598 Page 818

Register's Office, Sumner County, TN
Given under my hand and official seal at office
in Gallatin, TN:

This the 12th day of October 2023

Record Book 5598 Page 818

Holly A. Hemmrich, Register of Deeds
Holly A. Hemmrich, Register of Deeds



unimproved

This is improved property, known as 302 Harsh Lane, Castalian Springs, TN 37031

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of May, 2021

Charlotte S. Boze, by Deborah Teebles as Attorney-in-Fact
Charlotte S. Boze, by Deborah Teebles as Attorney-in-Fact

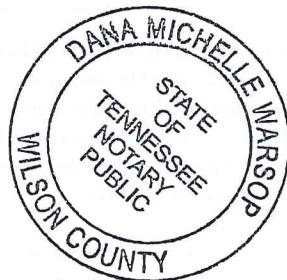
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Charlotte S. Boze, an unmarried woman, by Deborah Teebles as Attorney-in-Fact, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of May, 2021.

Dana Michelle Marso
Notary Public
My Commission Expires: 3/2/2025
(SEAL)



Warranty Deed

MTJ-2104873SSO

Record Book 5598 Page 819



Certificate of Authenticity

I, Jill WEEKS, do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill M. Weeks
Signature

State of Tennessee

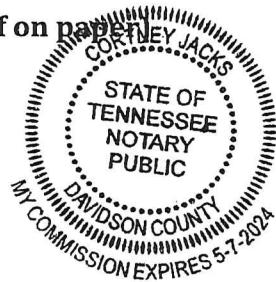
County of Davidson

Personally appeared before me Courtney JACKS, a notary public for this county and state, Jill Nicely, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

[Large handwritten signature]
Notary's Signature

My Commission Expires: 5/7/2024

Notary's Seal (If on paper)



Record Book 5598 Page 820